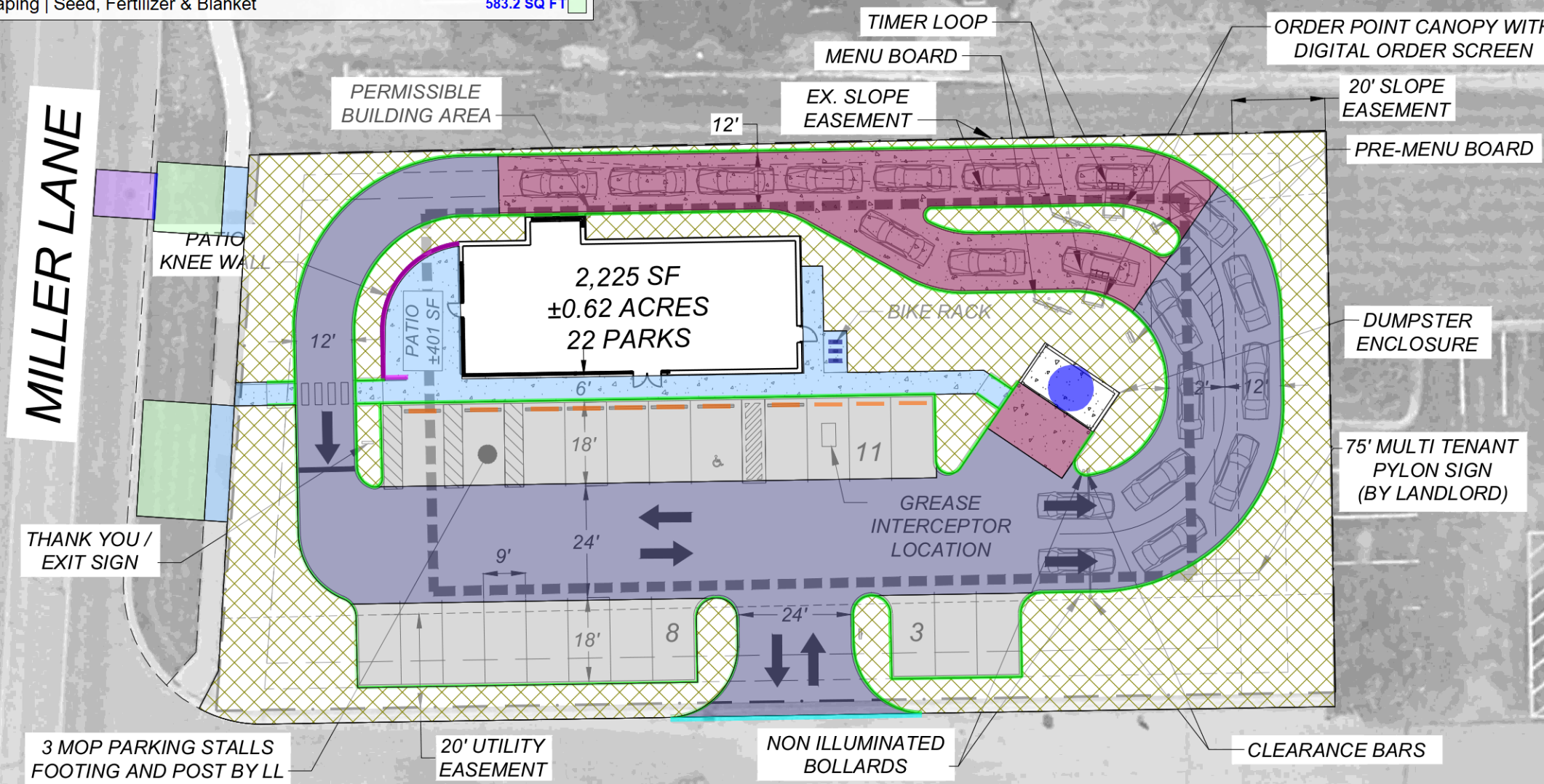


PROPERTY PLAN
LOCATION: (SEQ) MILLER LANE AND
YORK PLAZA LANE
DAYTON, OH
CONCEPT PLAN (v6)
03/11/2022

Limits of Disturbance	29912.4 SQ FT
Landscape Area Basis	28998.3 SQ FT
Curb & Gutter DOT Remove & Replace	10.0 FT
Curb & Gutter Concrete, Type B6.12	1278.3 FT
Curb & Gutter Concrete, Type B6.12, Depressed	54.0 FT
Concrete Paving 6" thick, wwf reinforced, 4" stone base	3134.7 SQ FT
Sidewalk 4" thick, incl. regular concrete, 4" stone base	1512.4 SQ FT
Concrete 18" x 12" CIP Knee Wall (footing to frost depth)	44.4 FT
Asphalt DOT Remove & Replace	130.8 SQ FT
Asphalt Heavy Duty, 2" surface, 2" binder, 8" stone base	937.7 SQ YD
Asphalt Light Duty, 1.5" surface, 1.5" binder, 8" stone base	440.7 SQ YD
Asphalt Precast wheel stops	11.0 EA
Dumpster Enclosure	1.0 EA
Site Furnishings Bike Racks	3.0 EA
Landscaping Trees, Shrubs, Perennials, Sod & Irrigation	9672.0 SQ FT
Landscaping Seed, Fertilizer & Blanket	583.2 SQ FT



SITE DATA

JURISDICTION	BUTLER TOWNSHIP
ZONING DISTRICT	RC/S-1 REGIONAL COMMERCIAL SERVICE DISTRICT
PERMITTED USE(S)	RESTAURANTS, SIT-DOWN, FAST FOOD AND CARRY-OUT, WITH DRIVE-UP WINDOWS (CONDITIONAL PERMITTED USE - NOTE 2)
LOT AREA	± 27,181 SF (± .62 ACRES)
BUILDING AREA	2,225 SF (MIN. 2,000 SF)
F.A.R.	CODE TBD PLAN .08

SETBACKS

BUILDING SETBACKS	CODE	PLAN
- FRONT YARD	10' (<25' HEIGHT)	44' (W)
- INTERIOR SIDE YARD	10'	14' (N), 70' (S)
- REAR YARD	25'	113' (E)

PARKING SETBACKS

- FRONT YARD	10'	10' (W)
- INTERIOR SIDE YARD	4.5' (1/4 OF BUILDING HEIGHT)	1' (N) VARIANCE, 4.5' (S)
- REAR YARD	10'	10' (E)

SIGNAGE SETBACK

SIGNAGE SETBACK	10'	20'
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OFF STREET PARKING REQUIREMENTS

AUTO PARKS STALL COUNT WITH RATIO	22 (NOTE 1)	22 (9.9 / 1000 SF)
ADA STALL COUNT	1	1
PARKING STALL SIZE	10' X 20'	9' X 18' VARIANCE
DRIVE AISLE WIDTH	24'	24'
DRIVE-THRU STACKING	8 (NOTE 1)	20
BUILDING HEIGHT	80'	18'

ADDITIONAL NOTES

1. RESTAURANTS, SIT-DOWN REQUIRED 1 / 100 SF OF FLOOR AREA, PLUS OFF STREET WAITING SPACES FOR 8 VEHICLES FOR EACH DRIVE-UP WINDOW, WITH SUCH WAITING SPACES TO BE LOCATED BEHIND THE POINT WHERE A DRIVE-IN ORDER IS PLACED.
2. SECTION 411 DRIVE-IN RESTAURANT AND DRIVE-THROUGH BUSINESSES: (5) THE STORAGE AREA FOR WAITING CARS IS AT LEAST ONE HALF THE GROSS SF OF THE BUSINESS TO BE SERVED: AS REQUIRED
3. 90% MAX LOT COVERAGE: 69% PROVIDED
4. 10% OF PARKING CAN BE REDUCED TO 9' X 18' - VARIANCE

DRAWN BY: BM



InSite

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